

MINUTES
The Spartanburg Board of Architectural Design and Historic Review
Thursday, June 12, 2014 ~ 5:30 PM
City Hall Council Chambers

Board Members Attendance: Dr. Phillip Stone, II., Ruth Littlejohn, Lewis Settle, and Michael Chewning.
Absent Board Members: Donnie Love, Thomas Belenchia, and Carolyn Harrison.
City Staff: Joshua Henderson, Planning Coordinator and Kay Byrnes, Property Maintenance Secretary.

Dr. Stone, the Vice- Chair called the meeting to order at 5:30 P.M. and stated the hearing procedures. Dr. Stone recognized the four board members present constituted a quorum, and he proceeded with the guidelines for the procedure of the meeting.

Dr. Stone asked if he had a motion to approve the Agenda for tonight's meeting.

Mrs. Littlejohn made a motion that the Agenda for tonight's meeting be approved; and she was seconded by Mr. Settle. The motion was unanimously approved by a vote of 4 to 0.

Disposition of the minutes from the April 10, 2014 Meeting of the Board of Architectural Design and Historic Review.

Mr. Settle moved to approve the minutes from the April 10, 2014 Meeting, and was seconded by Mrs. Littlejohn. The motion was unanimously approved by a vote of 4 to 0.

Old Business

There was no old business for discussion.

New Business

Certificate of Appropriateness for Major Work – Consider the permission to lower height of non-functional chimneys due to deteriorating mortar at 319 South Hampton Drive (Hampton Heights). – Robert Bee, Jr., Owner.

Mr. Henderson came forward and was sworn, and submitted the report the Board Members had previously received, as well as the slides and presentation into evidence as Exhibit A. He informed the Board Members the request was to consider the removal of half of each of the existing chimneys at 319 South Hampton Drive. He informed the Board Members the house was built c. 1927, and falls under the classification of "craftsman" style of architecture. One of the character defining elements of the home are the chimneys, and are original to the property. Neither chimney is in use at the moment due to being walled over inside the house. He explained the chimney on the right side of the house is the tallest and has now begun to develop a slight lean over the house. This is possibly due to the deteriorating brick and mortar making the chimney structurally unstable. The Owner is proposing to remove the top half of the chimney down to the missing brick. The chimney on the left side of the house is not as tall and does not suffer the same structural concerns as the chimney on the right; however, it does have some deteriorating mortar. If the right chimney is removed, as presented, the chimney on the left would need to be reduced in height to keep that visual height difference between the two. Mr. Henderson informed the Board Members that he and the City's Preservation Consultant, Mr. Martin Meek had met on site to assess the chimneys, as well as the structural character; and it was determined by Mr. Meek that rebuilding the chimney back to the current design (after removal of the hazardous sections) would be continuing the cycle of structural stability with regards to the height of the tallest chimney and could become a safety concern in the future. The right chimney has begun to lean over the house due to the height, age, and deterioration of the brick and mortar. If that chimney is reduced in height, it would be more fitting to reduce the height of the left chimney to keep the visual height difference between the two. The reduction in height of the chimneys was also discussed with the City Building Official, and according to their regulations in the International Residential Code, as long as the chimneys are terminated inside the structure and in the crawlspace, then there will not be a height requirement on the chimney. Slides were shown of the house and chimneys in order to better illustrate the request. Mr. Henderson concluded his presentation by saying Staff was of the opinion that there is not a basis to deny the applicant's request for a Certificate of Appropriateness for Major Work for the removal of the hazardous portions of the original chimneys, as presented. There will still be an original portion of the chimney left that will not cause a hazard to the property owner or the structure.

[Editor's Note: For the record there was no one present to speak in favor of, or against the request].

Board Deliberation:

- Mr. Settle felt there definitely needed to be something done because it posted a safety hazard.

Mr. Chewning made a motion to approve the request as presented with the caveat that both chimneys be the same height (as close as possible); and he was seconded by Mrs. Littlejohn. The motion was unanimously approved by a vote of 4 to 0.

Update on Approved Certificate of Appropriateness for Minor Works since the April 10, 2014 meeting – Joshua Henderson.

Mr. Henderson went over the Staff approved Minor Works since the April 10, 2014 meeting.

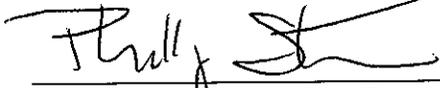
Other Business

There was no other Business.

STAFF ANNOUNCEMENTS:

Mr. Henderson informed the Board Members there were currently two Board Member vacancies, and there would be two more Board Member vacancies on 6/30/14. No new applications had been received to date; and if anyone knew of anyone who wished to be considered for a new board position to please let staff know.

There being no other business, the meeting adjourned at 5:51 P.M.



Dr. Phillip Stone, II., Vice- Chair

Minutes by Julie Roland, Administrative Assistant